132.0	0002	0012.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,087,600 / 1,087,600
					USE VALUE:	1,087,600 / 1,087,600
					ASSESSED:	1,087,600 / 1,087,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PSUIK CHRISTIAN D &
Owner 2:	MARQUIS SHAWNA
Owner 3:	
Street 1:	87 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PREVITE PETER R & JOSEPHINE -
Owner 2:	-
Street 1:	87 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,547 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1945, having primarily Brick Veneer Exterior and 3120 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11547.000	397,800		689,800	1,087,600
Total Card	0.265	397,800		689,800	1,087,600
Total Parcel	0.265	397,800		689,800	1,087,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.59 | /Parcel: 348.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 84937

GIS Ref

GIS Ref

Insp Date 01/14/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 132.0-0002-0012.A

!10304!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,500	0	11,547.	689,800	1,087,300	1,087,300	Year End Roll	12/18/2019
2019	101	FV	316,900	0	11,547.	728,100	1,045,000	1,045,000	Year End Roll	1/3/2019
2018	101	FV	316,900	0	11,547.	536,500	853,400	853,400	Year End Roll	12/20/2017
2017	101	FV	316,900	0	11,547.	513,500	830,400	830,400	Year End Roll	1/3/2017
2016	101	FV	337,200	0	11,547.	475,200	812,400	812,400	Year End	1/4/2016
2015	101	FV	335,500	0	11,547.	398,500	734,000	734,000	Year End Roll	12/11/2014
2014	101	FV	335,500	0	11,547.	389,300	724,800	724,800	Year End Roll	12/16/2013
2013	101	FV	335,500	0	11,547.	370,900	706,400	706,400		12/13/2012

PRINT

Date	Time
12/11/20	00:37:42

LAST REV

Date	Time
07/27/20	13:53:12

danam

10304

USER DEFINED

Prior Id # 1:	84937
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PREVITE PETER R	64785-195		1/12/2015	Estate/Div	600,000	No	No		JOSEPHINE PREVITE DOD 9/21/2009 BK 64785 PG 1
	9911-97		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2020	452	Solar Pa	20,000	C				
10/4/2018	1453	Heat App	500	C				
10/25/2007	989	Re-Roof	8,900					

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2015	Inspected	PT	Paul T
2/10/2009	Measured	163	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11547		Sq. Ft.	Site		0	90.	0.66	10									689,768						689,800	

Total AC/HA: 0.26508 | Total SF/SM: 11547 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 689,768 | Spl Credit | Total: 689,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	26 - Wood	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.15383875
Const Adj.:	1.02699995
Adj $ / SQ:	112.574
Other Features:	106844
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540481
Depreciation:	142687
Depreciated Total:	397794

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	2	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

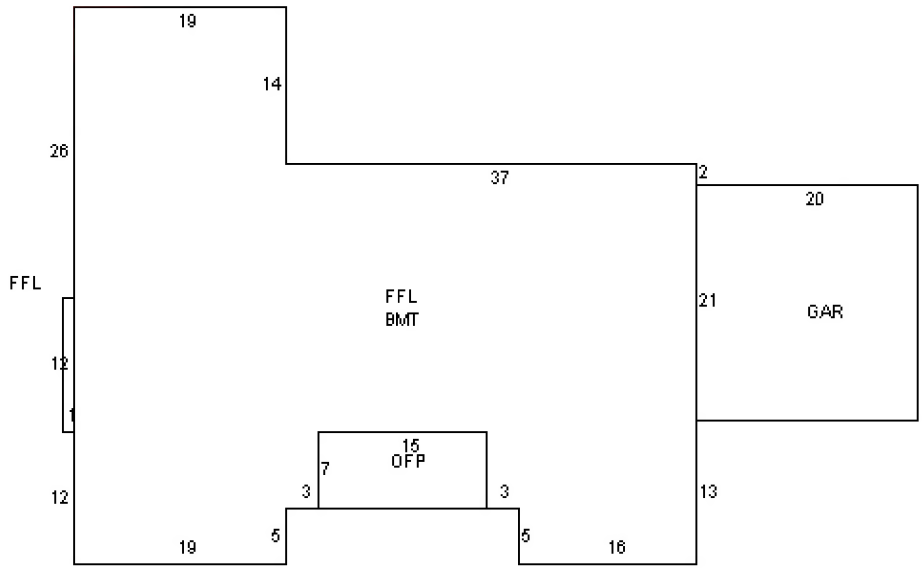
No Unit	RMS	BRS	FL
1	9	2	
Totals			
1	9	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.21
Special Features:	0	Val/Su Net:	84.98
Final Total:	397800	Val/Su SzAd	190.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,084	112.570	234,605
BMT	Basement	2,072	44.750	92,718
GAR	Garage	420	21.520	9,038
OFP	Open Porch	105	33.080	3,474
	Net Sketched Area:	4,681	Total:	339,835
Size Ad	2084	Gross Are	4681	FinArea 3120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0002-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: